

**4010 RES LAPEER/HOWARD & 24TH 2024 LAND RATES**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table	
28-190-0082-000	3765 LAPEER	08/01/22	\$0	MLC	03-ARM'S LENGTH	\$85,000	\$46,800	55.06	\$127,722	\$9,883	\$52,605	94.3	292.0	0.60	0.60	\$105	\$16,444	\$0.38	89.64	4010	5568/657		4010 RES LAPEER	
28-253-0013-000	2504 GRISWOLD (BL)	10/25/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$33,200	30.18	\$98,763	\$22,042	\$10,805	40.5	97.9	0.10	0.10	\$545	\$211,942	\$4.87	44.66	4010	5579/271		4010 RES LAPEER	
28-253-0024-000	1621 25TH (BL AREA)	06/10/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$20,400	24.00	\$71,876	\$21,756	\$8,632	32.3	100.0	0.08	0.08	\$673	\$262,120	\$6.02	36.00	4010	5384/339		4010 RES LAPEER	
28-253-0027-000	2606 GRISWOLD (BL)	02/07/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$24,800	26.11	\$87,207	\$18,501	\$10,708	40.1	100.0	0.10	0.10	\$461	\$179,621	\$4.12	44.66	4010	5494/655		4010 RES LAPEER	
28-253-0045-000	1703 27TH (BL AREA)	08/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$36,100	27.77	\$107,586	\$38,239	\$15,825	59.3	100.0	0.15	0.15	\$645	\$251,572	\$5.78	66.00	4010	5559/570		4010 RES LAPEER	
28-253-0080-000	2417 DIVISION	12/15/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,500	30.95	\$99,106	\$17,722	\$11,828	44.3	100.0	0.11	0.11	\$400	\$156,832	\$3.60	49.33	4010	5592/844		4010 RES LAPEER	
28-253-0092-000	2506 DIVISION	12/12/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$23,900	19.59	\$98,813	\$33,097	\$9,910	37.1	100.0	0.10	0.10	\$892	\$348,389	\$8.00	41.33	4010	5587/504		4010 RES LAPEER	
28-253-0093-000	2510 DIVISION	11/16/22	\$109,500	WD	03-ARM'S LENGTH	\$109,500	\$36,100	32.97	\$108,022	\$11,388	\$9,910	37.1	100.0	0.10	0.10	\$307	\$119,874	\$2.75	41.33	4010	5582/630		4010 RES LAPEER	
28-253-0094-000	2514 DIVISION	02/03/23	\$127,900	WD	03-ARM'S LENGTH	\$127,900	\$27,000	21.11	\$83,655	\$54,155	\$9,910	37.1	100.0	0.10	0.10	\$1,459	\$570,053	\$13.09	41.33	4010	5599/382		4010 RES LAPEER	
28-253-0098-000	2519 MINNIE	02/24/23	\$124,900	WD	19-MULTI PARCEI	\$124,900	\$45,100	36.11	\$110,491	\$44,139	\$29,730	111.3	200.0	0.29	0.19	\$396	\$154,874	\$3.56	123.99	4010	5608/183	28-253-0099-000	4010 RES LAPEER	
28-664-0007-000	3895 LAPEER	11/19/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$55,100	24.50	\$180,081	\$77,849	\$33,030	59.2	370.0	0.43	0.43	\$1,315	\$183,174	\$4.21	50.00	4010	5464/284		4010 RES LAPEER	
<b>Totals:</b>			<b>\$1,234,200</b>			<b>\$1,319,200</b>	<b>\$381,000</b>		<b>\$1,173,322</b>	<b>\$348,771</b>	<b>\$202,893</b>	<b>592.6</b>		<b>2.15</b>	<b>2.06</b>									
							<b>Sale. Ratio =&gt;</b>	<b>28.88</b>			<b>Average per FF=&gt;</b>	<b>\$589</b>		<b>Average per Net Acre=&gt;</b>	<b>162,143.65</b>		<b>Average per SqFt=&gt;</b>	<b>\$3.72</b>						
							<b>Std. Dev. =&gt;</b>	<b>9.74</b>																

NEIGHBORHOOD HAS SEVERAL RATES INCLUDING A MAXIMUM VALUE SET  
 DID NOT REMOVE MAXIMUM VALUE SET DUE TO LOCATION OF NEIGHBORHOOD BEING IN AND AROUND THE MAJOR BUSINESS/BUSINESS LOOP AREAS. MAY NEED TO CREATE MORE TABLES BEFORE REMOVING MAXIMUM VALUE SET SINCE IT DOES NOT APPEAR TO BE ON ALL PARCELS.  
 COMBINED RATES FOR ELMWOOD PLAT AND LAPEER ROAD, EACH HAVING DIFFERENT DEPTH FACTORS  
 COMBINED RATES FOR HOWARD ST PLAT AND 32ND ST AS THEY ARE SAME VACINITY, ALSO HAVING DIFFERENT DEPTH FACTORS

**2024 4010 ELMWOOD/LAPEER FF RATES USED: \$589**

ELMWOOD PLAT INCREASED APPROX 120.5% 120.5  
 LAPEER RD INCREASED APPROX 5.5% 5.5

HOWARD ST PLAT INCREASED APPROX 67.2% 67.2  
 32ND ST DECREASED APPROX 23.9% 23.9

6.7 DECREASE FROM LAPEER RD  
 23.9 DECREASE FROM 32ND ST  
 30.6 INCREASE TO MAXIMUM VALUE SET

2023 MAXIMUM VALUE SET: \$42,556  
**2024 4010 MAXIMUM VALUE + 30.6% USED: \$55,578**

**HOWARD STREET PLAT & 32ND STREET**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	ther Parcels in Sa	Land Table	
28-750-0038-000	2584 HOWARD (24TH/32ND)	09/23/21	\$154,050	WD	03-ARM'S LENGTH	\$154,050	\$41,200	26.74	\$127,452	\$67,753	\$41,155	184.6	300.0	0.98	0.98	\$367	\$68,995	\$1.58	142.60	4010	5435/497		4010 RES LAPEER	
28-750-0047-000	2444 HOWARD (24TH/32ND)	05/06/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$32,000	29.91	\$99,094	\$33,038	\$19,132	85.8	131.0	0.26	0.26	\$385	\$129,055	\$2.96	85.00	4010	5527/135		4010 RES LAPEER	
<b>Totals:</b>			<b>\$261,050</b>			<b>\$261,050</b>	<b>\$73,200</b>		<b>\$220,546</b>	<b>\$100,791</b>	<b>\$60,287</b>	<b>270.3</b>		<b>1.24</b>	<b>1.24</b>									
							<b>Sale. Ratio =&gt;</b>	<b>28.04</b>			<b>Average per FF=&gt;</b>	<b>\$373</b>		<b>Average per Net Acre=&gt;</b>	<b>81,414.38</b>		<b>Average per SqFt=&gt;</b>	<b>\$1.87</b>						
							<b>Std. Dev. =&gt;</b>	<b>2.24</b>																

**2024 4010 HOWARD ST PLAT/32ND ST FF RATES USED: \$373**

NO SALES ON HYLAND PLAT OR SALES INCLUDING SURPLUS LAND OR ELMWOOD EXCESS, USED 2023 RATES FOR 2024

2023 HYLAND PLAT FF RATE: \$112  
**2024 4010 HYLAND PLAT FF RATE USED: \$112**

2023 SURPLUS LAND FF RATE: \$329  
**2024 4010 SURPLUS LAND FF RATE USED: \$329**

2023 ELMWOOD EXCESS FF RATE: \$181  
**2024 4010 ELMWOOD EXCESS FF RATE USED: \$181**